

VICINITY MAP (NTS)



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2789.93'	50.19'	50.19'	N 49°57'00" W	1°01'50"

VERTICAL PARTNERS
P.I.D. # 0350839
ZONED - I-1
LAND USE - WHAREHOUSE

KATHY T. & SONYA S. GARMON
P.I.D. # 03506104
ZONED - I-1
ACREAGE - 12.165 ACRES
LAND USE - COMMERCIAL

NICK C. COFFIS
P.I.D. # 03506111
ZONED - I-1
LAND USE - COMMERCIAL

DONALD E. MCGINN AND
JEFFREY A. HINDMARSH
P.I.D. # 03507101
ZONED - R-4
LAND USE - SING. FAM.

DENNIS EUGENE MCGINN
AND SUSAN ALLEN
P.I.D. # 03507106
ZONED - R-4
LAND USE - SING. FAM.

BENJAMIN LEE MCGINN
P.I.D. # 03502111
ZONED - R-4
LAND USE - SING. FAM.

W. DALE WALLS AND
NANCY A. WALLS
P.I.D. # 03502153
ZONED - I-1
LAND USE - WHAREHOUSE

CHARLES E. JR. HORNE AND
PATRICIA N. HORNE
P.I.D. # 03506107
ZONED - I-1
LAND USE - VACANT

STATE OF NORTH CAROLINA
AND STATE PROP. OFFICE
P.I.D. # 03506137
ZONED - I-1
LAND USE - OFFICE

CHARLES E. JR. HORNE AND
PATRICIA N. HORNE
P.I.D. # 03506136
ZONED - I-1
LAND USE - WHAREHOUSE

PROPOSED BLDG. ADDITION
STRUCTURE: MASONRY
AREA: 2,813 SQ. FT.
F.F.E.: 806.40

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MODIFY EXIST. PARKING LOT AS SHOWN -
NO NEW PAVEMENT SHALL BE ADDED
EXCEPT TO PATCH EXIST. PARKING LOT
PER OWNER - HATCHED AREA
DESIGNATES AREA WHERE PAVEMENT WILL
BE REMOVED TO PROVIDE GRASSED AREA

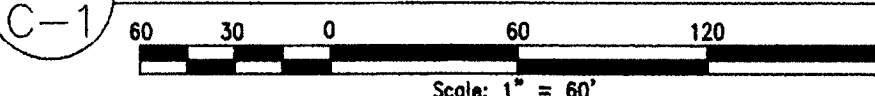
CLOSE EXIST. DRIVE AS
REQ'D. BY NCDOT & DOT

SITE SUMMARY

PROJECT NAME: METROLINA LANDSCAPING
OWNER: JOE GARMON PHONE: (704) XXX-XXXX
PLANS PREPARED BY: SITE & STRUCTURE, p.c. PHONE: (704) 573-7800
EXISTING ZONING: I-1 REZONED TO: I-2 CD
TAX PARCEL NUMBER: 03506104
ADDRESS: 6100 BROOKSHIRE BLVD., CHARLOTTE N.C.
PROPOSED USE: COMMERCIAL
BUILDING HEIGHT: 20'-0" STORIES: 1
EXIST. BLDG. COVERAGE: 12,379 SQ. FT. PROPOSED BLDG. COVERAGE: 10,531 SQ. FT.
EXIST. IMPERVIOUS AREA: 394,392 SQ. FT. PROP. IMPERVIOUS AREA: 24,139 SQ. FT.
LOT SIZE: 87,184 SQ. FT. (2.001 AC.) IMPERVIOUS PERCENTAGE: 22%
NO DETENTION REQUIRED (NET DECREASE IN IMPERVIOUS)
YARD REQUIREMENTS:
FRONT SETBACK: 20 FT. REAR YARD SETBACK: 10 FT.
SIDE YARD LEFT: 0 FT. SIDE YARD RIGHT: 0 FT.
REQUIRED BUFFERS:
FRONT: (NO) / YES 0 FT. REAR: (NO) / YES 75 FT.
SIDE (L): (NO) / YES 0 FT. SIDE (R): (NO) / YES 0 FT.
DISTURBED AREA: 0.78 AC. (33,890 SQ. FT.) NO GRADING PERMIT REQUIRED
VEHICLE PARKING DATA:
(OFFICE) 1 SPACE PER 300 SQ. FT. x 6,594 SQ. FT. = 22 SPACES
(INDUSTRIAL) 1 SPACE PER 400 SQ. FT. x 16,316 SQ. FT. = 41 SPACES
REQUIRED: 63 HANDICAP: 4 PROVIDED: 99
ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY

SCOPE OF WORK: ADDING TWO
PROPOSED ADDITIONS, RE-CONFIGURING
PARKING LOT STRIPPING AND REMOVING
EXISTING PAVEMENT, ADDING NEW PRIVATE
HYDRANT & ADDING NEW GAS ISLAND.

1 SITE LAYOUT & PAVING PLAN



LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER LINE	SS	SS
STORM SEWER	PIPE SPEC & SLOPE	PIPE SPEC & SLOPE
WATER LINE	W	W
GAS LINE	G	G
POWER LINE	P	P
TELEPHONE LINE	T	T
SPOT ELEVATION	97.00	100.39
SEWER MANHOLE	SS	SS
STORM MANHOLE	ST	ST
ELECTRICAL MANHOLE	E	E
WATER VALVE	WV	WV
FIRE HYDRANT	HD	HD
LIGHT POLE	LP	LP
TELEPHONE PEDESTAL	TP	TP
TRANSFORMER	TR	TR
UTILITY POLE	UP	UP
PROPERTY CORNER	PC	PC
PROPERTY BOUNDARY	BOUNDARY	BOUNDARY
CONTOUR - 1' INT.	1'	1'
CONTOUR - 5' INT.	5'	5'

ABBREVIATIONS

R/W	RIGHT OF WAY
EEOP	EDGE OF EXISTING PAVEMENT
EOP	PROPOSED EDGE OF PAVEMENT
CJ	SAWED CRACK CONTROL JOINT
EIP	EXISTING IRON PIN
NIP	NEW IRON PIN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
LOC	TOP OF CURB ELEVATION
TWC	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
FFE	FINISHED FLOOR ELEVATION
FOB	FACE OF BUILDING
FOC	FACE OF CURB
BOC	BACK OF CURB
PI	POINT OF INTERSECTION
DI	STORM SEWER DROP INLET
CI	STORM SEWER CURB INLET
YI	STORM SEWER YARD INLET (HDPE)
PID	PARCEL TAX ID NUMBER
CONC.	CONCRETE
C	CENTER LINE
SP	SERVICE POLE
LP	LAMP POST
GV	GAS VALVE
(AL)	APPROXIMATE LOCATION
FH	FIRE HYDRANT
N.O.F.	NOW OR FORMERLY
TYP.	TYPICAL

GENERAL NOTES

General

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the institutional zoning district shall be followed in connection with development taking place on the Site.

Setbacks, Side Yards and Rear Yards

Development of the Site shall comply with the setback, side yard and rear yard requirement of the Ordinance. The specific setbacks, side yard and rear yard requirements are more particularly depicted on the Site Plan. No buildings, parking spaces, maneuvering areas or play space may be located within the setback or yards.

Buffer Areas

A 75 foot Class A buffer shall be established along the rear, north-east property line of the Site, and shall conform to the standards for a Class A buffer set out in Section 12.302 of the Ordinance.

In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements of the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer area set out on the Site Plan accordingly.

Existing trees within the Class A buffer shall be preserved.

No buildings, parking spaces, maneuvering areas, detention areas or play space may be located within the buffer area.

Landscaping and Screening / Tree Ordinance

Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.

Development of the Site shall comply with the City of Charlotte Tree Ordinance.

Architectural Commitments

The maximum height of any building constructed on the Site shall be 40 feet above grade.

The proposed buildings shall be in character with the existing structure on site.

Lighting

All exterior light fixtures shall be shielded with full cut-off fixtures and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

The maximum height of any freestanding light fixture installed on the Site, including its base, shall be 20 feet.

Wall pack type light fixtures shall be prohibited.

Signs

All signs placed on the Site will be erected in accordance with the requirement of the Ordinance.

Vehicular Access

Vehicular access to the Site shall be as generally depicted on the Site Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

Sidewalks and Planting Strips

Sidewalks and planting strips are existing to remain on the Site as depicted on the Site Plan.

Storm Water

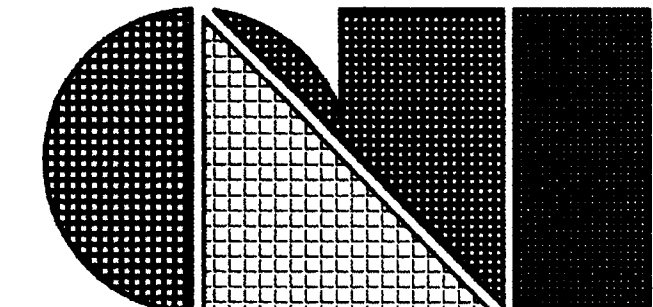
No Detention Required. (net decrease of impervious area on total site)

Acknowledgement of other Standard Development Requirements

The petitioner acknowledges that other standard development requirements imposed by other City Ordinances, Standards, Policies and appropriate Design Manuals will exist. Those criteria will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards and policies in existence at the time of a formal engineering plan review submission the more stringent conditions or requirements shall apply.

Binding Effect of the Rezoning Petition

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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Charlotte, NC 28204

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Fx. 704-343-0054
E-MAIL CHETHELT @ CLHELT.COM

ARCHITECT'S PROJECT #04127.P2

Project #
**METROLINA
LANDSCAPING**
6100 BROOKSHIRE BLVD
Charlotte, North Carolina

Sheet Description #
**SITE LAYOUT &
PAVING PLAN**

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PROJECTS OTHER THAN THE
DESIGNATED PROJECT WITHOUT THE
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CHESTER LEROY HELT, ARCHITECT

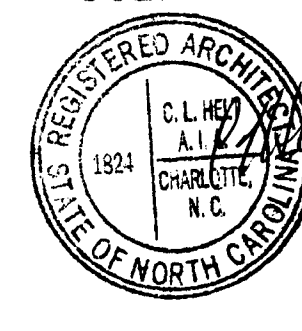
Drawn By :

Checked By :
CL HELT

Revisions :

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2	
3	
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Seal



Date :

8/28/08

Sheet No.

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